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Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made
by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar, 25th April, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976.

No.GH/V/144 OF 2025/UDUHD/DVP/e-file/18/2024/7901/L: WHEREAS, the Final Development Plan of Surat Urban Development Authority was sanctioned under Government Notification, Urban Development and Urban Housing Department No.GH/V/157 of 2020/DVP-142018-5731-L, dated 08.10.2020 (hereinafter referred to as "the said Development Plan" and "the said Authority")

AND WHEREAS, the proposal of said Authority dated 16.10.2024 for the variation under section 19(1) of the said Act in the said Development Plan was considered by the State Government;

AND WHEREAS, the variation proposed to be made in the said Development Plan was published, as required by the Section 19(1) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred as to "the said Act"), in the Gujarat Government extra ordinary Gazette Part IV-B dtd.21.02.2025 on page no.88-1 to 88-2 under Government Notification, Urban Development and Urban Housing Department No. GH/V/88 of 2025/UDUHD/DVP/e-file/18/2024/7901/L, dtd.21.02.2025 along with a notice calling upon any person to submit suggestion or objection, if any, with respect to the proposed variation to the Principal Secretary to the Government of Gujarat, Urban Development and Urban Housing Department, Sachivalaya, Block No. 14, 9th Floor, Gandhinagar, in writing, within a period of two months from the date of publication of this notification in the official gazette;

AND WHEREAS, the Government of Gujarat has considered the suggestions and objections so received on merit;

NOW THEREFORE, in exercise of the powers conferred by the section 19 of the said Act, the Government of Gujarat hereby:-

- Sanction the said variation to be made in the said Development Plan, as set out in Schedule below;
- Specify that the variation so set out shall come into force from the date of this notification.

SCHEDULE

Variation in the Final Development Plan of the said Authority sanctioned by Government Notification, Urban Development and Urban Housing Department No.GH/V/157 of 2020/DVP-142018-5731-L, dated 08.10.2020.

1. The Final Plot No. 96 of Town Planning Scheme No. 29 (Rander) reserved for “C-3 (District Centre)” shall be deleted from the said reservation and the land so released shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
However, the owner shall contribute in aggregate 50% of the land for the public purpose in the said Town Planning Scheme No. 29 (Rander).
2. The land bearing Block No./R.S.No. 15/P of village: Dabholi designated for “Recreational Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
3. The land bearing Block No./R.S.No. 153/5 of village: Dabholi designated for “Recreational Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
4. The land bearing Block No./R.S.No. 16 and 29/P of village: Dabholi designated for “Recreational Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
5. The land bearing Block No./R.S.No. 48/1/P and 73 of village: Variav designated for “Recreational Zone” shall be deleted from the said zone and shall be designated for “Residential Zone” under Section 12(2)(a) of the said Act as shown in accompanying plan.
6. The 120.0 mtr. wide road passing through the land of Village: Koli Bharthana, Vav, Jokha, Simadi, Morthana, Valan, Parab, Jolava and Bagumara earmarked as A-B-C-D-E-F-G-H-I-J-K-L-M shall be realigned as A1-B1-C1-D1-E1-F1-G1-H1-I1-J1 and K1-L1-M1-N1-O1-P1-Q1 and land thus released shall be designated under the adjacent zone under section 12(2)(d) of the said Act, as shown on the accompanying plan.
- 7a. The 60.0 mtr. wide road passing through the land of Village: Ubhel, Parab and Jolava earmarked as A2-H-B2 shall be deleted and land thus released shall be designated under the adjacent zone under section 12(2)(d) of the said Act, as shown on the accompanying plan.
- 7b. The proposed 60.0 mtr. wide road earmarked as A3-B3-C3-D3-E3 is deemed to be deleted *ab-initio* from notification dated 21.02.2025.
8. The 45.0 mtr. wide road passing through the land of Village: Gaviyar earmarked as C2-D2 shall be realigned as F3-G3-H3-I3 and land thus released shall be designated under the adjacent zone under section 12(2)(d) of the said Act, as shown on the accompanying plan.

NOTE: The Boundary of proposed modifications shown in accompanying plan shall prevail.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

